

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 / 1273 - 1275 TOORAK ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,625,000

Property type

House

Suburb

Camberwell

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 ELLSWORTH CRESCENT CAMBERWELL VIC 3124	\$1,800,000	09-Mar-22
1/28 THOMAS STREET CAMBERWELL VIC 3124	\$1,991,880	23-Dec-21
1/30 REGENT STREET CAMBERWELL VIC 3124	\$1,850,000	18-May-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 October 2022